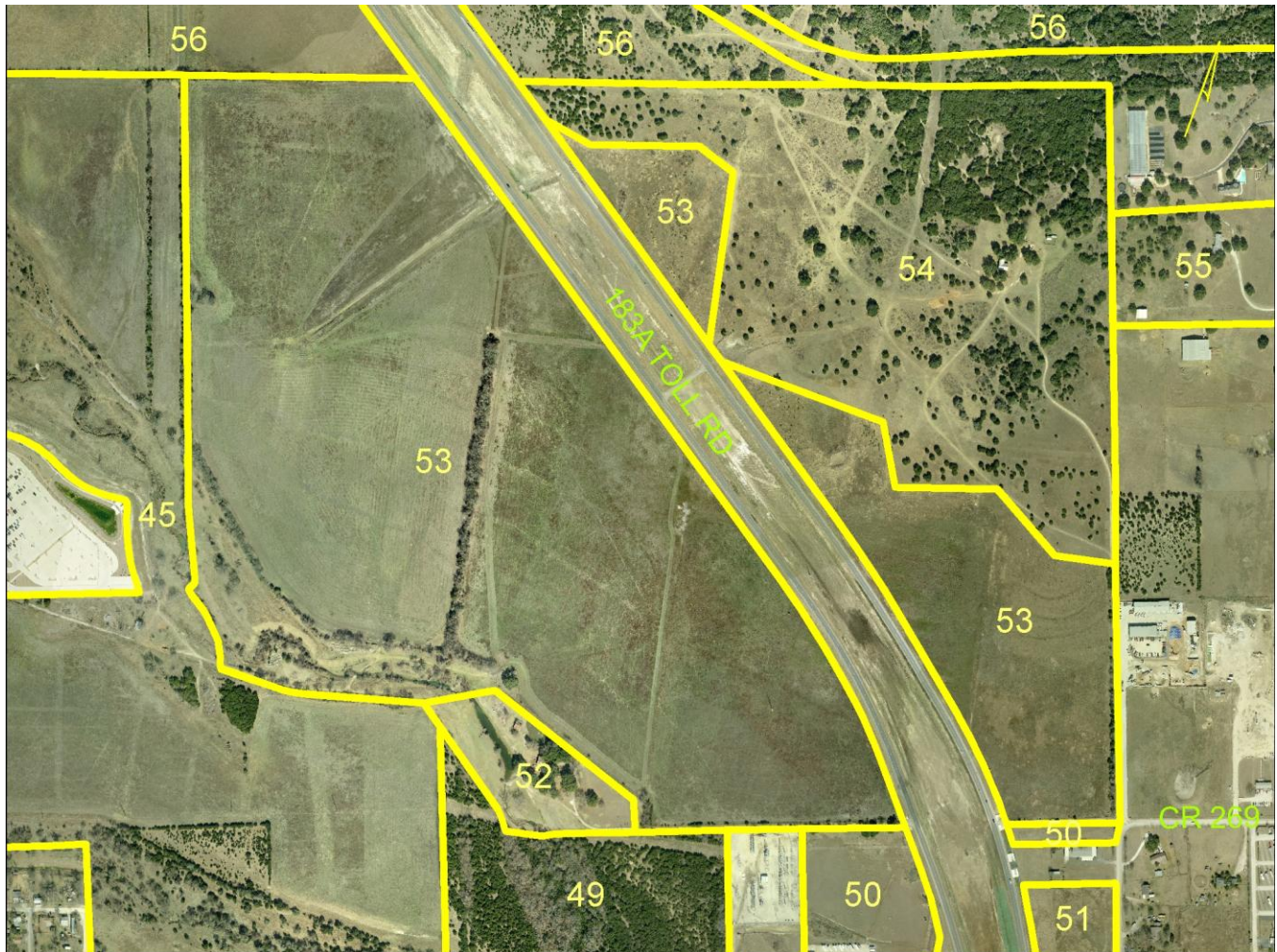


228.317 Acres/92.4 Hectares
Mathis-Beasley

Site 53



228.317 acres/92.4 hectares

183-A, realigned RR 2243 and CR 273
frontage

Utilities

Greenfield

Leander Smart Code, Planned Unit
Development (PUD) Overlay

Mr. Lance Mathis
Pedernales Realty
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Spicewood Texas 78669
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City of Leander Economic Development Department ♦ www.leandertx.org ♦ (512) 528-2852

The information contained herein is from sources deemed reliable, but no guarantee is made or responsibility assumed by the City of Leander Economic Development Department as to its accuracy.

| | | | |
|---|--|--|--|
| Property | | | |
| Total Acreage: 228.317 acres/92.4 hectares | | Map: MAPSCO Austin 2006 Street Guide, pgs. 312, Sec. Q, U | |
| Location | | | |
| City: Leander | | County: Williamson | |
| Address/Directions: Area northwest of the "r" turn on CR 269, extends west with frontage east and west of proposed 183-A along the North Fork of Brushy Creek | | | |
| Within City Limits: Yes | | Distance from City Limits: Not Applicable | |
| Distance to US Highways: 183-A frontage east and west Distance to Interstate Highways: 10 miles/16.1 kilometers | | Type of Zoning: Leander Smart Code, Planned Unit Development (PUD) Overlay | |
| General Site Information | | | |
| Previous Use of Site: Farm Land | General Condition: Excellent | | Dimensions: 2,689 x 2,353 feet/820 x 717 meters |
| Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 5 percent slopes | | | Shrink/Swell Capacity: Moderate to very high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete |
| Adjoining Acreage Available: Yes | Can Site Be Divided: Yes | | Lot Size: Negotiable |
| Improvements | | | |
| Road Distance to Rail: 500 feet/152 meters | Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail | | |
| Proximity to Port(s): Three (3) hours to Port of Houston | Other Improvements: Central location within the 2,300 acre/931 hectare, award-winning Transit Oriented Development (TOD) | | |
| Fenced: Yes | Landscaped: No | | |
| Located within an Industrial Park: No | Type of Business: Commercial, Retail and Residential | | |
| Deed Restriction(s): Yes | Covenants: Yes | | |
| Utilities | | | |
| City of Leander Services: Department of Engineering, (512) 528-2700 | Water - Size of Nearest Line: 4 & 12 inch/10.2 & 30.5 cm on the southeast corner and one-half mile west Pressure: 65 psi/448.2 kilopascal | | Sewer - Size of Nearest Line: 27 inch/68.6 cm through the site |
| Electric Service: Pedernales Electric Cooperative (PEC) | Phone: (830) 868-6041 | Facs: (512) 268-0328 | Email: Trista.fugate@peci.com |
| Natural Gas Service: ATMOS Energy, (512) 310-3810 | Size of Nearest Line: 6 inch/15.2 cm Poly II | Pressure: Intermediate Pressure approximately .9 miles/1.4 km north and west of the property | |
| Telecommunication Service: AT&T and/or SuddenLink | Phone: (512) 870-4430 and/or (979) 595-2424 | Facs: (512) 870-4475 and/or (979) 595-2445 | Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com |
| Solid Waste Disposal: Clawson Disposal, Inc. | Phone: (512) 259-1709 | Facs: (512) 746-5807 | Email: clawsondisp@earthlink.net |
| Sales Information | | | |
| Contact: Mr. Lance Mathis | Phone: (512) 264-1022 | Facs: (512) 264-1205 | Email: pedernales_realty@hotmail.com |
| Sales Price: Negotiable | | Lease Price: Not Applicable | |
| Comments: Very active real estate developer and businessman in Leander development efforts. 183-A, realigned FM243 and CR 273 frontage make this property very accessible. | | | |